

TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, November 3, 2011
MINUTES

Chairperson Mark Olson called the meeting to order at 6:30 pm. Members Present: Chairman Mark Olson, Phil Nies, Dorothy “Doc” Brueggen, Dan Grothe, Martha DeLong, Steve Friendshuh and Mark Laustrup. Members Absent: Brian Bisonette.

Phil Nies affirmed agenda was posted in compliance with open meetings law.

Motion by Brueggen, seconded by Friendshuh to approve agenda and for Olson to add Kramer/Reed to Old Business. Motion carried.

Minutes of the September 1, 2011 regular meeting were presented to the committee. Motion by Brueggen, seconded by Grothe to approve minutes. Motion carried.

Nies reported the Town Board had approved a dwelling in F1 Zone District that had been previously approved by another applicant and had allowed a private sewer line under an undeveloped plotted road.

ZONING:

1. Conditional Use Application – Kip Coffman et ux. Lots 1-4 and lot 42, Block 1, 2nd Addition Abendpost Beach Sub. S31, T 40N, R 8W. Doc# 372771. 0.529 acres. Property is zoned Residential/Recreational One. Purpose of request is for the location/operation of a pet grooming business within existing buildings. No kenneling of animals over night will take place. Olson reported that 10 letters were sent, 4 were returned with no objections and one with comments recommended approval with the following conditions agreed to by the applicant:
 - a. No kenneling of animals overnight
 - b. No kenneling or holding of animals outside dwelling
 - c. Hours of operation: 8:00 am to 5:00 pm; Monday through Saturday
 - d. CUP Applies only to the applicants.

Motion by Laustrup, seconded by Friendshuh to approve. Motion Carried.

Findings of Fact:

1. It would not be damaging to the rights of others or property values
 2. It would not create traffic or highway access problems.
 3. It would be compatible with the surrounding uses and area.
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2. Variance Application –Steven Friendshuh. Part of Gov’t lot 3, S26, T 40N, R 9W; Parcel 5303. 18 acres total. Property is zoned Residential/Recreational One. Application is for the construction of a full (8’) hand dug basement under an existing 26’ x 24’ dwelling. The basement would not extend under the porch area. The existing porch area is located 22’ from the ordinary high water mark of Grindstone Lake. The proposed basement would be 24’ at the closest point to the ordinary high water mark. Variance is requested as Section 4.421(2)(a)(1), Sawyer County Zoning Ordinance, would require the prior granting of a variance for a new basement on a non-conforming principal structure located closer than 40’ to the ordinary high water mark of the lake. Friendshuh recused. Olson reported that 9 letters were sent, 4 were

returned: 3 with no objection and 1 with an objection. Motion to approve by Lastrup, seconded by Grothe. Motion carried with conditions agreed to by applicant:

- a. Egress/ingress to basement only at rear of building toward road (NW)
- b. Removal of most of the material will be removed on a daily basis.
- c. Basement would only be under footprint of dwelling with 12 courses (8 foot) height
- d. Two year limit

Findings of Fact:

1. There would be no change in the use in the zone district. The enclosing of the current crawl (open) space allows dwelling to be used four seasons. Not allowing the enclosure of basement would create a hardship of continuing to limit the use of dwelling to only three seasons.
2. It would not be damaging to the rights of others or property values. The public interest is served by allowing a reasonable enclosure of open crawl space.
3. It would be due to special conditions unique to the property. Dwelling is located on point of land into lake with wetlands on a good portion of parcel.

OLD BUSINESS:

1. Projects
 - a. Nies reported that the Grindstone Shallows garage is finished.
 - b. Nies reported that the new shoreline ordinance passed by the County on October 20, 2011.
 - c. Olson reported that the Kramer/Reed situation is being reviewed by the County.

NEW BUSINESS:

1. Olson presented the proposed Sawyer County Telecommunications Facilities Ordinance. Motion by Grothe, seconded by Brueggen to recommend approval of ordinance by County. Motion carried.

Motion by DeLong, seconded by Friendshuh to adjourn at 7:47 pm. Motion carried.